

Pelican Bay Property Owners Association

Annual Meeting

September 26, 2020

The Pelican Bay Property Owners Association held its Annual Meeting on September 26, 2020, at the North Anchor Road cul-de sac in the community.

Present for the Board of Directors was Richard Briggs, Bunky Ford, Glen Gunther, Eric Marlowe, and Wayne Russell.

Representing Wright Management was Jackie Wright, Bruce Langston, Sheryl Easton, Diane Jenkins, and Ada Carmen.

Jackie Wright called the meeting to order at 10:02 am.

Jackie Wright certified a quorum with thirty-four (34) property owners represented in person and fifty-three (53) property owners represented by proxy. A notarized proof of mailing is on file.

Lot 49 made a motion to approve the previous meeting minutes as presented. Lot 11 seconded. All votes were in favor.

Bruce Langston reviewed financials as of 8/31. Advised expenses maintained and below budget.

Bruce Langston reviewed the IRS Regulation 1.277-1 and explained that if adopted it would allow the Association to carry profits forward to the following year to offset expenses instead of being taxed as income in the current year.

IRS Resolution: The following resolution is adopted and made part of the Minutes of the Pelican Bay Forest POA, Inc. Annual Property Owners Meeting on September 26 2020 :

“Resolved that any excess of membership income over membership expenses as defined in IRS Regulation 1.277-1 for the year ending December 31, 2020, shall be applied against the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604.”

Lot 72 made a motion to adopt the resolution. Lot 18 seconded. All votes were in favor.

Jackie Wright noted Wright Management received emails and calls from residents requesting their votes be calculated by the management company without the assistance of volunteer owners. The Board agreed.

Jackie Wright presented the slate of candidates for the open Board of Directors position as follows:

- James Boyers
- Richard Briggs
- Krista Cooper
- Libby Costner
- Bunky Ford
- Glen Gunther
- Arthur Johnson
- Eric Marlowe
- Wayne Russell

Each candidate was introduced and all assured their willingness to serve the community if elected. Jackie opened the floor for any additional nominations. With no nominations from the floor, Lot 72 made a motion to close the nominations and Lot 107 seconded. All votes were in favor and motion carried.

Old Business:

- Lot 68 – Mrs. Hardy provided update regarding status of neighboring development. Stakes are in place and work underway to bring roads up to county standards. Confirmed zoning for Single Family Homes and new builder under contract. \$3,000 to be paid yearly per neighborhood until corner property sold for road maintenance.

New Business:

- Lot 18 – Mr. Scott expressed disappointment regarding lack of meeting minutes this year and little communication from the Board. Made request new Board publish minutes. He stressed how strong he feels Pelican Bay matters. Board advised open BOD meetings were not being scheduled due to Covid - 19. Small workshops have been held with only the Board for discussions and decisions.
- Lot 46 – Mr. Boyers asked the reason behind Board's decision to make management change 1st of the year. Wayne advised Board had been in discussion since March and looking to move forward in a different direction. He noted without cause and was their intention to allow Wright Management to finish out year fulfilling their contract.
- Lot 2 – Expressed concern with (1) entrance and (1) exit for the community. Would like to see possibility of secondary option.
- Lot 68 – Encouraged Board to inspect all structures at the Boat Landing and schedule updates.
- Lot 118 – Said his home is close to dumpster location and advised continuously picks up trash on ground or in drainage ditch. He stated individuals have been on film from camera location and requested all residents pick up litter and place in bin. Also noted he feels there are numerous residents in the community with assorted skills. They could come together as a community and make repairs needed with little or no dollars. He encouraged community to pick a date once per year and participate.
- Lot 2 – Expressed concern with speed bumps being considered by BOD. Noted they will decrease property values. BOD advised still under discussion. Plan to meet in October for additional suggestions. Also noted (4) way stop signs a possibility. The BOD advised they would welcome solutions for optional alternatives.
- Lot 107 – Suggested residents point out speeders and ask them to slow down. Noted not a fan of speed bumps.
- Lot 60 – Glen made request for residents to pick up trash/debris on grounds. Also ask for dog owners to pick up any waste immediately.
- Lot 68 – Questioned tape at gazebo. Wayne advised 50% down payment has been made for installer to acquire materials for 4 ft. aluminum fence. Expects it be in within next (2) weeks and install will be scheduled immediately. He noted total cost for fence is \$2500.00. Advised BOD has no other pending contracts.

The counting of ballots and proxies noted the following Election results:

James Boyers, Libby Costner, Bunky Ford, Arthur Johnson, and Krista Cooper were each elected to serve a one (1) year term.

Lot – 60 – Glen made request for every owner to give 100% support to new Board.

A signup sheet was available at the meeting for volunteers to sign up for submission to the Architectural Review Committee. The Board of Directors will review the signup sheet.

Meeting adjourned at 10:49am.

DRAFT